

## \$419,900 - 8404 71 Street, Edmonton

MLS® #E4439414

**\$419,900**

4 Bedroom, 2.00 Bathroom, 1,145 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Charming bungalow in Kenilworth with three bedrooms up, double detached garage, and a fully finished basement. Ideal for first-time homeowners eager to build equity or investors seeking a new project. Solid layout with great potential to modernize and customize. Enjoy the spacious backyard—perfect for entertaining, gardening, or kids to play. Close to schools, parks, transit, and all amenities. Don't miss this opportunity to invest in a fantastic neighborhood and create the home of your dreams!

Built in 1962

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439414               |
| Price          | \$419,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,145                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 8404 71 Street |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1X4        |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Concrete, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 18        |

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Listing information last updated on June 18th, 2025 at 10:17pm MDT